

Authority: Scarborough Community Council Report No. 14, Clause No. 8,
as adopted by City of Toronto Council December 14, 15 and 16, 1999
Enacted by Council: February 3, 2000.

CITY OF TORONTO

BY-LAW No. 35-2000

Being a by-law to further amend Scarborough Zoning By-law Number 10217, the Agricultural Holding By-law, as amended, and Number 14402, as amended, with respect to the Malvern Community.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. That By-law No. 874-1999 is repealed and the following substituted therefore:

1. Schedule "A" is amended by deleting the subject lands from the Agricultural Holding By-law and incorporating them into the Malvern Community Zoning By-law with the following zoning as shown on Schedule "1":

SD-143-249-251-254-307-521-543-671-672-673-703-704-705-706

SD-142-249-252-254-307-521-543-673-702

SD-141-249-252-307-521-543-671-672-703-704-705-706

S-1-142-252-253-307-521-673-702

I-T

P

2. **SCHEDULE "B", PERFORMANCE STANDARD CHART**, is amended by adding the following Performance Standards:

INTENSITY OF USE

543. Maximum one **semi-detached dwelling** per lot as shown on the Registered Plan.

MAIN WALL SETBACKS FROM STREET

141. Minimum 1.5 metres from the street line of Neilson Road and a minimum of 6.5 metres from the **street lot line** of the internal road parallel to Neilson Road. On a **corner lot**, the side wall of **dwellings** and garages shall be a minimum of 3 metres from the **street lot line** and 1 metre for the other side.

142. Minimum 4.5 metres from the **street lot line** and minimum **setback** of 6 metres for the **main wall** containing the vehicular access. On a **corner lot**, the side wall of **dwellings** and garages shall be a minimum of 3 metres from the **street lot line** and 0.6 metres for the other side.
143. Minimum 6.5 metres from the street lot line.

MAIN WALL SETBACKS FROM SIDE AND/OR REAR LOT LINES

249. Minimum 1 metre **side yard building setback** from **lot lines** other than **street lot lines** and 0 m on the common **lot line** shared by the **dwelling units**.
251. Minimum 1.5 metres **rear yard building setback**.
252. Minimum 6.5 metres **rear yard building setback**.
253. Minimum 1.2 metres **side yard building setback** on one side and 0.6 metres on the other.
254. Minimum 3 metres on a **corner lot** and 1 metre for the other side.

PARKING

706. Notwithstanding the provisions of Sections 2.1.1 and 2.2.1, an unenclosed **parking space** may be located in a **street yard**.

MISCELLANEOUS

671. Detached garages may be erected in a **street yard** with a minimum **setback** of 3 metres from the **lot line** of the internal road parallel to Neilson Road and Finch Avenue East.
672. No driveway access shall be permitted to Finch Avenue East or Neilson Road.
673. Cantilevered bay windows may project to a maximum distance of 0.6 metres into all yards.
702. **Height of dwellings** shall not exceed 10 metres.
703. **Height of dwellings** shall not exceed 12 metres.

704. Maximum number of **storeys** excluding **basements**: 3.
705. Minimum garage wall **setback** from the main **dwelling** of 3 metres for a detached garage.

ENACTED AND PASSED this 3rd day of February, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

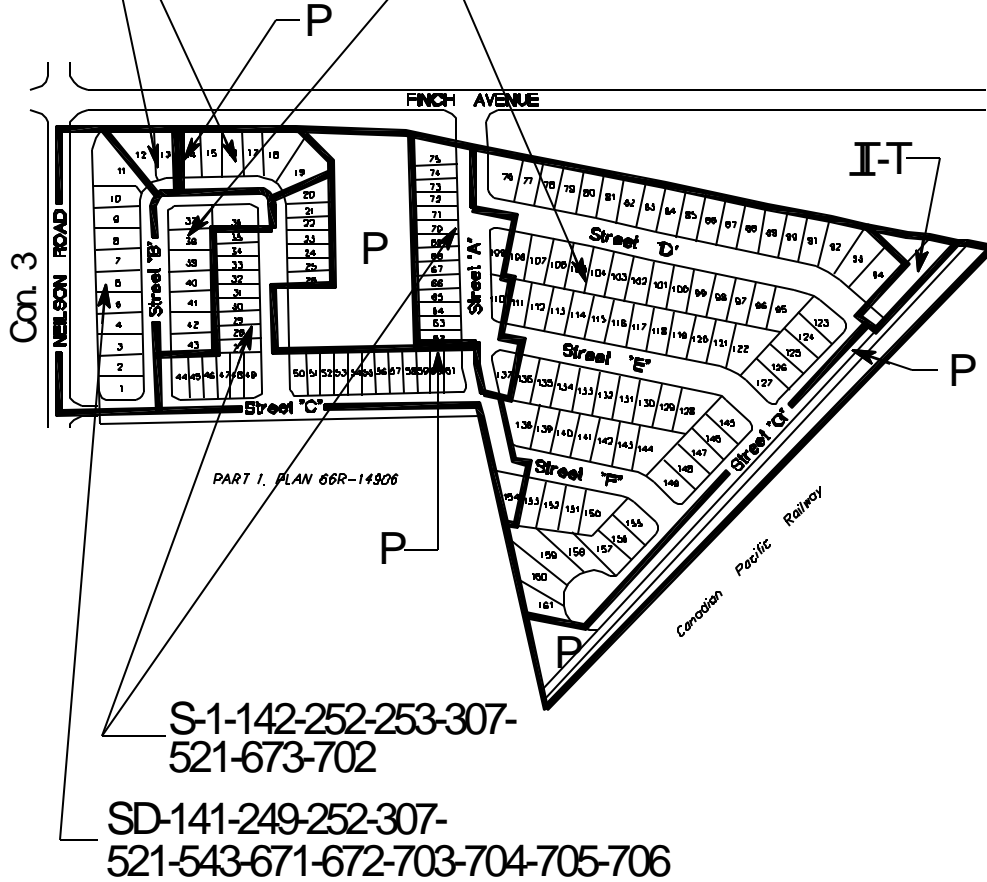
Schedule '1'

Lot 14

Lot 13

SD-143-249-251-254-307-521-543-
671-672-673-703-704-705-706

SD-142-249-252-254-
307-521-543-673-702



S-1-142-252-253-307-
521-673-702


SD-141-249-252-307-
521-543-671-672-703-704-705-706

City of Toronto Urban Planning &
Development Services
Zoning By-Law Amendment

Finch Ave. & Nelson Rd.

File # SC-Z19990022

 Area Affected By This By-Law


Not to Scale
Malvern Community By-Law
Extracted 21/1/2000 - KP
Job No. Z99022-3 / Z-2